



# **STAFF ANALYSIS**

## **STATE PUBLIC WORKS BOARD**

**Friday, September 10, 2021 at 10:00 a.m.**

***This meeting will take place virtually and can be accessed through the following link or phone numbers\*:***

<https://us06web.zoom.us/j/81745348711?pwd=NnVmb2Qzd3lscStlaXkrVDNTUFVQZz09>

**Meeting ID: 817 4534 8711**

**Passcode: &Dz09FSs**

**Or**

**Phone: (669) 219 2599\*\***

**(669) 900 9128\*\***

**(213) 338 8477\*\***

**Meeting ID: 817 4534 8711**

**Passcode: 79042267**

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\*Due to the Governor's proclamation of a State of Emergency resulting from the threat of COVID-19, and pursuant to the Governor's Executive Order N-29-20, as withdrawn and replaced on June 11, 2021, by Executive Order N-08-21, the Board meeting will take place virtually September 10, 2021. Members of the Board will participate in this meeting remotely via telephonic or video conference. The meeting may be observed through the Zoom link and telephone number identified above. If using the Zoom platform, please install the Zoom application and enter the virtual conference room prior to the 10:00 a.m. meeting start time. Members of the public may participate through telephone, the Zoom platform, or by submitting public comment in advance. If members of the public wish to submit comments in advance, the Board asks members of the public to provide written comments to [Kat.Lee@dof.ca.gov](mailto:Kat.Lee@dof.ca.gov) prior to the meeting. To the extent possible, all written comments will be distributed to the members of the Board prior to the meeting.

\*\* This phone number IS NOT a toll free number.

Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the State Public Works Board website. [Please click here to view](#). The full Board member briefing package is available upon request. Please send an email to [Kat.Lee@dof.ca.gov](mailto:Kat.Lee@dof.ca.gov).

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Kat Lee at (916) 445-9694 or e-mail to [Kat.lee@dof.ca.gov](mailto:Kat.lee@dof.ca.gov), five days prior to the meeting.

# **BOND ITEMS**

## **NONE**

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## **MINUTES**

Consider approving the minutes from the August 13, 2021 meeting.

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## **CONSENT ITEMS**

### **CONSENT ITEM—1**

#### **JUDICIAL COUNCIL OF CALIFORNIA (0250) NEW REDDING COURTHOUSE SHASTA COUNTY**

*Authority: Sections 70371.5 and 70371.7 of the Government Code  
2009 Budget Act, Item 0250-301-3037 (12), as reappropriated by the 2012  
Budget Act, and reverted by the 2013 Budget Act  
2011 Budget Act, Item 0250-301-3138 (14)  
2014 Budget Act, Item 0250-301-3138 (9)  
2015 Budget Act, Item 0250-301-3138 (3)  
2016 Budget Act, Item 0250-301-3138 (4) and Item 0250-301-0668 (3)  
2018 Budget Act, Item 0250-301-0660 (3)*

**Consider approving an augmentation**

**\$10,992,000  
(6.7 percent of total project appropriations)  
(16.4 percent cumulative)**

### **STAFF ANALYSIS ITEM—1**

Judicial Council of California  
New Redding Courthouse  
Shasta County

#### Action Requested

**If approved, the requested action will approve an augmentation.**

#### Scope Description

**This project is within scope.** The authorized scope for this project is to construct a new, 14-courtroom building, approximately 165,000 square feet in the City of Redding, Shasta County. The project will consolidate court operations from three facilities and will relieve the current space shortfall, increase security, and replace inadequate and obsolete

buildings in Shasta County.

#### Funding and Cost Verification

**This project is not within cost.** The current authorized total project cost is \$178,688,000. The funding source for this project consists of appropriations from Judicial Council's Immediate and Critical Needs Account, including acquisition (\$6,996,000), preliminary plans (\$6,028,000), working drawings (\$8,849,000), and construction (\$2,301,000), and an appropriation from the Public Buildings Construction Fund (\$138,763,000) as authorized in the Budget Act of 2018. The PWB approved augmentations of \$12,751,000 and \$3,000,000 on November 30, 2018 and July 23, 2021, respectively, pursuant to Section 13332.11 of the Government Code.

At this time, the Judicial Council is requesting an augmentation of the construction appropriation totaling \$10,992,000.

The Redding Courthouse is currently under construction and the work is more than 63% complete. The original completion date per the construction contract was May 24, 2021. The Construction Manager at Risk's (CMR) projection for final completion is April 18, 2022. The construction work is delayed due to unforeseen construction issues, changed Fire and Life Safety (FLS) requirements, and COVID-19 pandemic and curtain wall issues. Following are the anticipated exposures that the Judicial Council is seeking an augmentation for:

1. OSFM required changes: During construction with 43% time elapsed, the Office of the State Fire Marshal (OSFM) onsite field deputy required changes to be made to the already approved plans. Changes were required to horizontal exiting that affected floors 2, 4, 5, and 6 during construction (4 floors of the total 6 floors were impacted). A reconfiguration of the mechanical exhaust system, smoke control system, and one and two-hour rated wall changes at the horizontal exit, with other miscellaneous systems added increasing the cost for the design team as well as the sub trades. Additional fireproofing, that was not in the original approved plans, was also required by OSFM during construction. All changes were fire life safety related as determined by the OSFM. These changes have resulted in an additional delay of 141 days.
2. Curtain wall blast load: The Contractor is disputing the Engineer of Record's specification interpretation of the curtain wall blast load calculations. Additional work by delegated design engineer was needed as well as changes to the curtain wall design and installation. This cost is associated with the contractor's work related to incorporating the rebound blast loads into the curtain wall design as well as the associated delay.
3. Covid-19 pandemic: The COVID-19 pandemic has had an impact on the sub-contractors and led to additional requirements of the general contractor. An additional full-time person monitoring the job crews has been in place since March of 2020. Loss of production includes crews testing positive and being quarantined and using a single hoist way elevator during construction.

4. Contract extension for soft costs: Due to the delay in the CMR schedule and time extension of construction activities, services have increased for Construction Manager Agency, Architect, Inspector of Record, Special Inspection and Material Testing, and Commissioning. Additionally, due to the increased hard costs and time extension the fees have increased for the Division of State Architect and Owner's Controlled Insurance Program.
5. Mechanical shaft and thermal tank issues: The mechanical shaft bottom and top of ceiling between ground level and 1<sup>st</sup> floor is a two-hour rated shaft and required additional engineering for the mechanical ducts and sprinkler piping to penetrate through the rated cavity. Also, an added roof structure to the thermal tank yard to mitigate future hazardous spillage into the storm drain system was unanticipated and this solution was changed during construction.
6. Contingency replenishment: In order to complete construction, an appropriate contingency balance has been estimated.

The cost increases relate to time extension, additional consultants' fee, and ongoing construction issues. The project will require additional funding that includes the following:

	<b>Description</b>	<b>Amount</b>
1	OSFM required changes	\$3,851,000
2	Curtain wall blast load	\$2,475,000
3	COVID-19 Pandemic	\$300,000
4	Contract Extension Soft Costs	\$1,694,000
5	Mechanical shaft and thermal tank Issues	\$2,225,000
6	Contingency replenishment	\$447,000
	<b>Total Augmentation Request</b>	<b>\$10,992,000</b>

On August 20, 2021, the Department of Finance notified the chairs of the Joint Legislative Budget Committee and fiscal committees in each house of its intent to recommend the Board approve the augmentation no sooner than 20 days from that date.

The revised total project cost is \$187,100,000.

\$178,688,000	Total authorized project cost
\$187,100,000	Total estimated project cost
\$176,108,000	State costs previously allocated: \$4,590,000 for acquisition, \$6,028,000 for preliminary plans, \$8,675,000 for working drawings, and \$156,815,000 for construction
\$10,992,000	Augmentation to be allocated: increase of \$10,992,000 for construction (increase of \$5,925,000 contract, \$1,350,000 A&E,

\$3,270,000 other project costs, and \$447,000 contingency)

#### CEQA

Judicial Council filed a Notice of Exemption with the State Clearinghouse on December 15, 2010 and the 35-day statute of limitations expired without challenge.

#### Real Estate Due Diligence

An outside contractor, on behalf of the Judicial Council, completed a Summary of Conditions letter for this project on November 6, 2015 and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

#### Project Schedule

Approve preliminary plans	December 2015
Complete working drawings	June 2018
Start construction	December 2018
Complete construction	April 2022

**Staff Recommendation:**                      **Approve an augmentation.**

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# **OTHER BUSINESS**

NONE

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# **GENERAL PUBLIC COMMENT**

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# **REPORTABLES**

## **Reportable Items**

**For the September 10, 2021 Board Meeting**

**Actions Authorized by Staff from August 3, 2021 through August 30, 2021**

**As Authorized by Resolution of the Board dated December 13, 2019**

<b><u>Department/Org Code</u></b>	<b><u>Project Title</u></b>	<b><u>Project Authority</u></b>	<b><u>Action</u></b>	<b><u>Amount/(Percent)</u></b>
Judicial Council of California (0250)	New Redding Courthouse, Shasta County	Sections 70371.5 and 70371.7 of the Government Code; 2009 Budget Act, Item 0250-301-3037 (12), as reappropriated by the 2012 Budget Act, and reverted by the 2013 Budget Act; 2011 Budget Act, Item 0250-301-3138 (14); 2014 Budget Act, Item 0250-301-3138 (9) Budget Act of 2015, Item 0250-301-3138 (3) Budget Act of 2016, Item 0250-301-3138 (4) and Item 0250-301-0668 (3) Budget Act of 2018, Item 0250-301-0660 (3)	Approve an augmentation	\$3,000,000  (1.8 percent of total project appropriations) (9.7 percent cumulative)

Department of Forestry and Fire Protection (3540)	Statewide: Construct Communications Facilities, Phase III, Various Counties	2005 Budget Act, Item 3540-301-0001 (3); 2006 Budget Act, Item 3540-301-0001 (6), as reappropriated by 2007, 2008, and 2016 Budget Acts	Approve an augmentation	\$239,000  (1.3 percent of total project appropriations) (9.96 percent cumulative)
Department of Corrections and Rehabilitation (5225)	Jail Project, Tulare County	Sections 15820.91 – 15820.917 of the Government Code (AB 900, P2)	Recognize revised project costs	\$70,769,000 total authorized project costs  \$68,244,000 total revised project costs  \$2,525,000 local anticipated project savings
California Military Department (8940)	San Diego Armory Renovation, San Diego County	2015 Budget Act, Items 8940-301-0001 (6) and 8940-301-0890 (4); 2016 Budget Act, Items 8940-301-0001 (6) and 8940-301-0890 (4); 2017 Budget Act, Items 8940-301-0001 (2) and 8940-301-0890 (1), as reappropriated by the 2019 Budget Act; 2018 Budget Act, Items 8940-301-0001 (2) and 8940-301-0890 (1), as reappropriated by the 2019 Budget Act	Approve an augmentation	\$700,000  (5.5 percent of total project appropriations) (8.4 percent cumulative)